

CITY OF NEWPORT BEACH

HARBOR COMMISSION STAFF REPORT

Agenda Item No. 2
March 11, 2009

TO: HARBOR COMMISSION

FROM: City Manager's Office
Chris Miller, Harbor Resources Manager
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SUBJECT: Marina Park Update

ISSUE

The Harbor Commission will given an update of the Marina Park project as part of the 45-day public comment period during this Environmental Impact Report (EIR) phase.

RECOMMENDATION

Receive and file.

BACKGROUND

The Marina Park project site is located on the Balboa Peninsula, along Balboa Boulevard; south of a public beach and the Newport Bay, west of 15th Street, and east of 18th Street. The project conceptual plan was approved by both the City Council and the Parks, Beaches & Recreation Commission in November of 2007.

The proposed project includes a public park and beach, a public short-term visiting vessel marina, tennis courts, a half-court basketball court, and the Balboa/Sailing Center which includes a restaurant, classrooms, and supporting offices. The project will provide a "Window on the Bay" from Balboa Boulevard.

The proposed project will provide for passive and active areas. The passive area will include an open lawn area and a water feature. The active areas will include a children's play area, tennis courts, and two half-court basketball courts. The public short-term visiting vessel marina is proposed to accommodate visiting vessels for up to 30 days. Utility hook-ups are proposed to be available for the marina and bathrooms and laundry areas are proposed adjacent to the marina. The Balboa Center Complex will include rooms for both educational and sailing classes. The two tennis courts are proposed on the eastern portion of the site adjacent to 15th Street. In addition, an existing bathroom on the public beach adjacent to 19th Street would be reconstructed.

Amenities to the park include picnic tables, restrooms, showers, play areas, benches, and public beach access to the water. The existing palm trees will be replanted in the park to frame the view to the Bay. Turf, groundcover, and shrubs will comprise the

ground view. The Sailing Program Building will be bordered with enhanced planting and paving. Trees selected for the site will be located so as to not obstruct the view to the Bay yet provide shade with broad, high canopies. Accent shrubs and flowering groundcover will be planted at intersections of paths, at gathering places, and adjacent to buildings.

The Marina

The visiting vessel marina is proposed to include 23 slips with full hook-ups (providing shore power and water) for short-term overnight use: 21 slips, 40 feet in length; and two slips, 57 feet in length. A 200-foot long dock will also be provided along the outside edge of the marina.

Concrete floating docks will be used throughout the proposed marina. The marina will also be fenced with controlled security access provided at the southeastern corner. A marina building, containing an office, restrooms, and washing machines will be provided adjacent to the entry point in the parking lot south of the main entry to the park.

The water-side facilities include an American Disabilities Act (ADA) accessible gangway (with a locking gate), and a floating dock structure that will provide on-water storage for sabots, CFJ's, 420's and other dingy-type craft that might be used by the sailing program. A floating system will be used in conjunction with floating concrete docks to provide safe on-water storage and access. Space is provided for 30 sabots (on deck) and 45 small sailboats. The docks are configured in an "H-shape" with the larger area accessible from the south. This will provide the most desirable orientation taking into account the direction of the late afternoon winds. The smaller area to the north could be used as temporary docking between classes, swim tests, and temporary tie-ups for instructor's boats which will be small keel boats (if introduced to the City sailing program in the future) and could be stored at designated slips in the visiting vessel marina.

Multi-Purpose Building at the Balboa Center Complex

The City plans to offer an extensive program plan upon opening of the Multi-Purpose Building at the Balboa Center Complex. The anticipated program plan, broken down by age level and program type, is as follows:

- **Pre-School** – Educational, day camp, arts and crafts, music, cooking, dance and sports-type classes.
- **Youth** – Afterschool, day camp, educational, enrichment, dance, cooking, arts, karate and music.
- **Adults** – Yoga, Pilates, enrichment, dance, fitness, computers, cooking and music.
- **Seniors** – Bridge, fitness, enrichment, cooking, art and dance.
- **Classes for All Ages** – Tennis, family cooking, and dog obedience.

The Multi-Purpose Building will be available for private rentals (weddings, birthday parties, family reunions, and City events) during regular business hours and for after-hours use. Anticipated year-round operating hours for the Multi-Purpose Building are as follows:

Monday-Thursday	8 AM – 8 PM
Friday	8 AM – 6 PM
Saturday	8 AM – 3 PM
Sunday	Available for Rentals

Sailing Program Building at the Balboa Center Complex

The proposed Sailing Program Building at the Balboa Center Complex will include three flexible classrooms on the ground floor for use by the sailing programs as well as other City programs. These classrooms will open out to the bay to provide an extension of activities to the outdoors. The second floor will provide administrative functions and a large room that accommodates up to 80 people. The room could be used as a large classroom for banquets or be divided into four classrooms using moveable room dividers. This room will have 12-foot-tall operable windows leading to a large wrap-around dock-like deck and will provide a viewing deck with uninterrupted views of the proposed marina, park, bay and Lido Isle. The Sailing Program Building will be accessible by a two-story gallery space leading to a medium-sized flexible meeting room and a reception area with views focused toward the park. Restrooms with lockers and showers will be located across the corridor from a day-lit indoor space for storage and maintenance of the boats and equipment used in the sailing program. The second floor will include a restaurant/café and administrative offices both having views of the park and the sailing facilities.

The Sailing Program Building at the Balboa Center Complex will offer a range of ocean-based activities, planned to include sailing, windsurfing, rowing, canoeing, kayaking, marine science and other programs, and boat safety/certification. Classes and camps will be offered year round. Some equipment is planned to be available for daily rentals during the summer months and on weekends during non-summer months. Private lessons will be offered year round. The Sailing Program Building will also be available for rental year round. Anticipated hours of operation for the Sailing Program Building for June to August are as follow:

Monday-Thursday	8 AM – 8 PM
Friday	8 AM – 6 PM
Saturday	8 AM – 3 PM
Sunday	Available for Rentals

Anticipated hours of operation for September to May are as follows:

Monday	3 PM – 8 PM
Saturday	7 AM – 5 PM
Sunday	Closed

The Sailing Program Building will also be used for special programs in the evening on weekends, holidays and summer months that could extend through 10 PM.

The Sailing Program Building is planned to include a café, serving breakfast, lunch, and dinner daily. Seating will be for 56 customers (32 inside and 24 outside). Expected hours of operation for June to August are as follows:

Monday – Saturday	7 AM – 9 PM
Sunday	7 AM – 7 PM

Expected hours of operation for September to May are as follows:

Monday – Saturday	7 AM – 8 PM
Sunday	7 AM – 6 PM

The Girl Scout House

The replacement Girl Scout House will be a 5,500 square foot building located on the far west of the project site along 18th Street adjacent to the beach and the Children's Play Area. Anticipated hours of operation and intended uses of the Girl Scout House will be the same as the existing hours of operation and uses and are described as follows, divided between the school year (mid-September through early June) and the summer season (early to mid-June through early September). From mid-September through early to mid-June, the Girl Scout House would be used Monday through Thursday for troop meetings and adult leadership meetings from approximately 1:00 PM until 9:00 PM. Also during this period, troops would visit the facility for overnight stays Friday afternoon through Sunday afternoon. The current facility is normally booked every weekend from September through June. During the summer season (mid-June through early September), the facility is utilized 7 days per week for troop stays spanning 3 to 5 days.

The Children's Play Area

The children's play area will be divided between an active play area and a water play area linked together by a bridge and pier. The proposed playground design is inspired by Newport Harbor, and the rubberized play surface will be shaped in waves in two colors of blue. The various play structures will be positioned in a similar layout to the islands in Newport Harbor and will have a nautical theme. Canopies to provide shade will be provided over the younger children's play area and a separate seating area. The adjacent restroom and look-out area is themed to look like a lighthouse, and named the Lighthouse Restrooms. A ramp will spiral up the base of the lighthouse to provide views of the harbor. Large rocks with grasses growing among them will form the base of the lighthouse.

Public Tennis Courts

The tennis courts will be relocated to the existing American Legion Park site adjacent to 15th Street. The tennis courts will have a 10-foot high vinyl-coated chain-linked tennis enclosure with windscreen. The tennis courts will include light fixtures to accommodate nighttime activities until 10:00 PM. The light fixtures will be hooded so that light would be directed to the courts.

DISCUSSION

Since approval of the conceptual plan, the Marina Park Steering Committee and the project team has completed schematic designs, technical studies, cost estimating, development of the Environmental Impact Report (EIR) and identifying utility work

needed to complete the project. The EIR began its 45 day public review period on February 27, 2009. The public is encouraged to review this document (located on the City's website at: <http://www.city.newport-beach.ca.us/marinapark/marinapark.html>) and provide comments to Rosalinh Ung, Associate Planner, City of Newport Beach Planning Department by April 13. Attachment 'A' provides a site plan to illustrate the project scope. Attachment B provides a project schedule which outlines projected milestones of the project. It is the intent of the project team to tighten these assumptions and the span of the schedule where possible as we work through phasing options to complete the project as efficiently as possible.

PUBLIC NOTICE

This agenda item has been noticed according to the Ralph M. Brown Act (72 hours in advance of the public meetings at which the Harbor Commission considers the item). It was also posted on the City's website.

Submitted by:

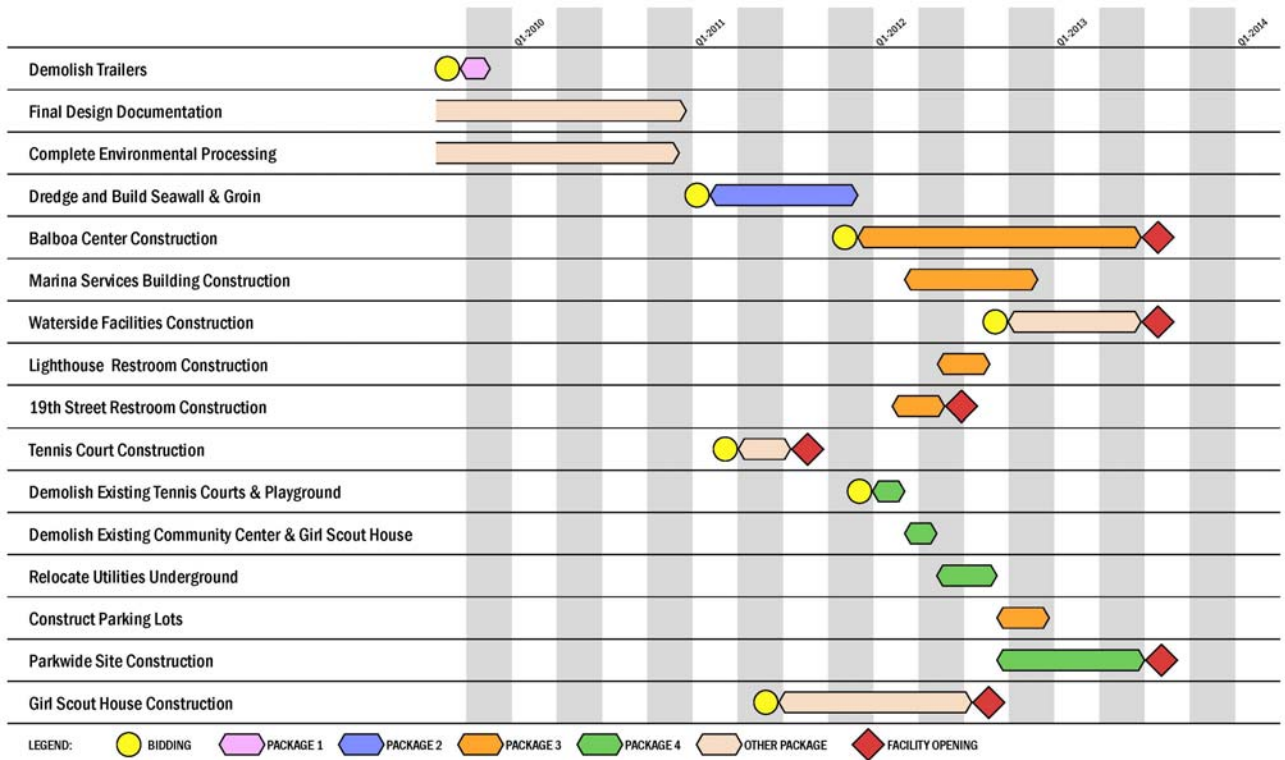
Chris Miller
Harbor Resources Manager

Attachments: Exhibit 1 – Site Plan
Exhibit 2 – Proposed Project Schedule

Exhibit 1
Site Plan



Exhibit 2 Proposed Project Schedule



Marina Park Phasing Plan
 October 13, 2008